

ABSTRACT

(R. Andrews 9-76)

Hager Hotel

Twentieth Century

43-45 South Potomac Street

Hagerstown

Washington County

The Hager Hotel building is important for its architecture and because it is an early twentieth century hotel structure which was erected when Hagerstown flourished as an important railroad center. The building is representative of the eclectic form of architecture which was popular in the United States in the early 1900s and which combined elements of older, accepted styles. In the facade (east side) of this building, the symmetry, quoins, and roof balustrade characteristic of the Georgian style are mixed with medieval battlements and Tudor influenced cornice and sculptural panels.

The hotel was probably erected for Domenico Ramacciotti (1871-19) who purchased the property in 1913 for \$19,500. The building is referred to in the deeds as the Costello Hotel. The Ramacciotti family retained ownership of the hotel until 1957 when it was sold to the present owner.

HISTORIC SITE
SURVEY INVENTORY

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON: Hager Hotel

AND/OR HISTORIC: Costello Hotel

2. LOCATION

STREET AND NUMBER: 43-45 South Potomac Street

CITY OR TOWN: Hagerstown

STATE: Maryland COUNTY: Washington

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|---|---|---|---|
| <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No |

PRESENT USE (Check One or More as Appropriate)

| | | | | |
|--|-------------------------------------|--|--|-----------------------------------|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Government | <input type="checkbox"/> Park | <input type="checkbox"/> Transportation | <input type="checkbox"/> Comments |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Private Residence | <input type="checkbox"/> Other (Specify) | _____ |
| <input type="checkbox"/> Educational | <input type="checkbox"/> Military | <input type="checkbox"/> Religious | _____ | _____ |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Museum | <input type="checkbox"/> Scientific | _____ | _____ |

4. OWNER OF PROPERTY

OWNER'S NAME: John Nakopoulos

STREET AND NUMBER: 1106 Fry Avenue

CITY OR TOWN: Hagerstown STATE: Maryland 21740

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Courthouse

STREET AND NUMBER: 95 West Washington Street

CITY OR TOWN: Hagerstown STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 331-427

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

| 7. DESCRIPTION | |
|--|---|
| CONDITION | <div style="text-align: right; margin-bottom: 5px;">(Check One)</div> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed |
| | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: right; margin-bottom: 5px;">(Check One)</div> <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered </div> <div style="width: 45%;"> <div style="text-align: right; margin-bottom: 5px;">(Check One)</div> <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div> |
| DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE | |
| <p>The Hager Hotel stands at 43-45 South Potomac Street in Hagerstown, Washington County, and is located on the west side of the street in the southern half of the block formed by Public Square and Antietam Street.</p> <p>The structure is a circa 1913-1914, eclectic revival style, brick, hotel building which is four stories high and has a flat roof. It sits tight to the sidewalk and neighboring buildings and has two storerooms on the first floor and hotel rooms on the upper stories. The facade (east side) is original on the upper three stories and has mid to late twentieth century fronts on the ground floor.</p> <p>The upper three levels of the facade are symmetrically arranged and have centered balconies flanked by two columns of tripartite bay windows. The facade is terminated with a closed balustrade above a rather flat cornice and the bay windows are crowned with medieval type battlements. The exterior is constructed of tan colored bricks and has Colonial Revival type quoins along the outer edges.</p> <p>The windows of the tripartite bays have double-hung, wooden sashes with multiple lights over a single light. Each bay window group has a scultural panel above the top floor, centered window.</p> <p>The building appears to be structurally sound.</p> | |

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

| | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) Circa 1914

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

| | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Hager Hotel building is important for its architecture and because it is an early twentieth century hotel structure which was erected when Hagerstown flourished as an important railroad center. The building is representative of the eclectic form of architecture which was popular in the United States in the early 1900's and which combined elements of older, accepted styles. In the facade (east side) of this building, the symmetry, quoins and roof balustrade characteristic of the Georgian style are mixed with medieval battlements and Tudor influenced cornice and sculptural panels.

The hotel was probably erected for Domenico Ramacciotti (1871-19) who purchased the property in 1913 for \$19,500 (Deed Book 142, p. 320). The building is referred to in the deeds as the Costello Hotel. The Ramacciotti family retained ownership of the hotel until 1957 when it was sold to the present owner.

The building plays an important visual role in the streetscape of this block radiating out of Public Square. The rectangular lines of the facade contribute much to the variety of patterns which make up the street facades and harmoniously contrasts with the currilinear designs of neighboring late nineteenth century structures.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland

10 GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-------------------------|-------------------------|--------|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| NW | ° ' " | ° ' " | | ° ' " | ° ' " | |
| NE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SW | ° ' " | ° ' " | | ° ' " | ° ' " | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

The property measures approximately 40' x 240'.

SEE INSTRUCTIONS

11 FORM PREPARED BY

| | |
|---|-------------------------|
| NAME AND TITLE: Ronald L. Andrews, Historic Preservation Consultant (bg) | |
| ORGANIZATION: City of Hagerstown | DATE: Sept. 14, 1976 |
| STREET AND NUMBER: City Hall | |
| CITY OR TOWN: Hagerstown | STATE: Maryland |

12 State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

REVIEW SHEET

WA-HAG 72

Historic Preservation Certification Application—Significance

Property: Hager Hotel, 4345 Poloma Ave., Hagerstown Project No.: _____

Historic District: Hagerstown Commercial Core Historic District

12/12/90 date initial application received by State _____ date(s) additional information requested by State

_____ date complete information received by State _____

1/11/91 date of this transmittal to NPS _____

Inspection of property by State staff? no yes date(s): 10/19/91

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

| NUMBER | This property involves: |
|--------|---|
| 1 | <input type="checkbox"/> Extensive loss of historic fabric |
| | <input checked="" type="checkbox"/> Substantial alterations over time <u>generally limited to the 1st floor</u> |
| | <input type="checkbox"/> Preliminary determination of listing _____ for district |
| | <input type="checkbox"/> _____ for individual property |
| | <input type="checkbox"/> Significance less than 50 years old |
| | <input type="checkbox"/> Obscured or covered elevation(s) |
| | <input type="checkbox"/> Moved property |
| | <input type="checkbox"/> State recommendation inconsistent with NR documentation |
| | <input type="checkbox"/> Recommendation different from the applicant's request |

| NUMBER | Complete item(s) below as appropriate. |
|--------|--|
| 2 | (1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>1880-1920</u> |
| | (2) The property <input checked="" type="checkbox"/> contributes _____ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input checked="" type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____ |
| | (3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years. |
| | (4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____ |
| | B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G |
| 3 | (5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district. |

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

Constructed c. 1900, the four story, masonry Hager Hotel is distinguished by its wooden bays, ironwork balconies and classical detailing. The first floor contains two retail spaces. The top three floors consist of a 42-room hotel. Interior organization is straight forward, with wide corridors dividing each floor and four common bathrooms per floor. Much of the original woodwork, including mantels, remain on the upper floors, however the first floor has been substantially altered both on the exterior and in the interior.

The Hagerstown Commercial Core Historic District is an intact grouping of late 19th and early 20th century buildings which reflect a period of rapid growth in Hagerstown. Always a commercial center for the surrounding counties, during the late 19th century, Hagerstown became a leading manufacturing city and major railroad center in Maryland. A number of substantial hotels in the district were constructed to serve the travelers and businessmen. The Hager Hotel contributes to the streetscape which consists of similar, three and four story brick commercial buildings.

NUMBER

4

State Official Recommendation:

- This application for the above-named property has been reviewed by Elizabeth Hannold a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
- potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

Date

1/11/91

State Official Signature

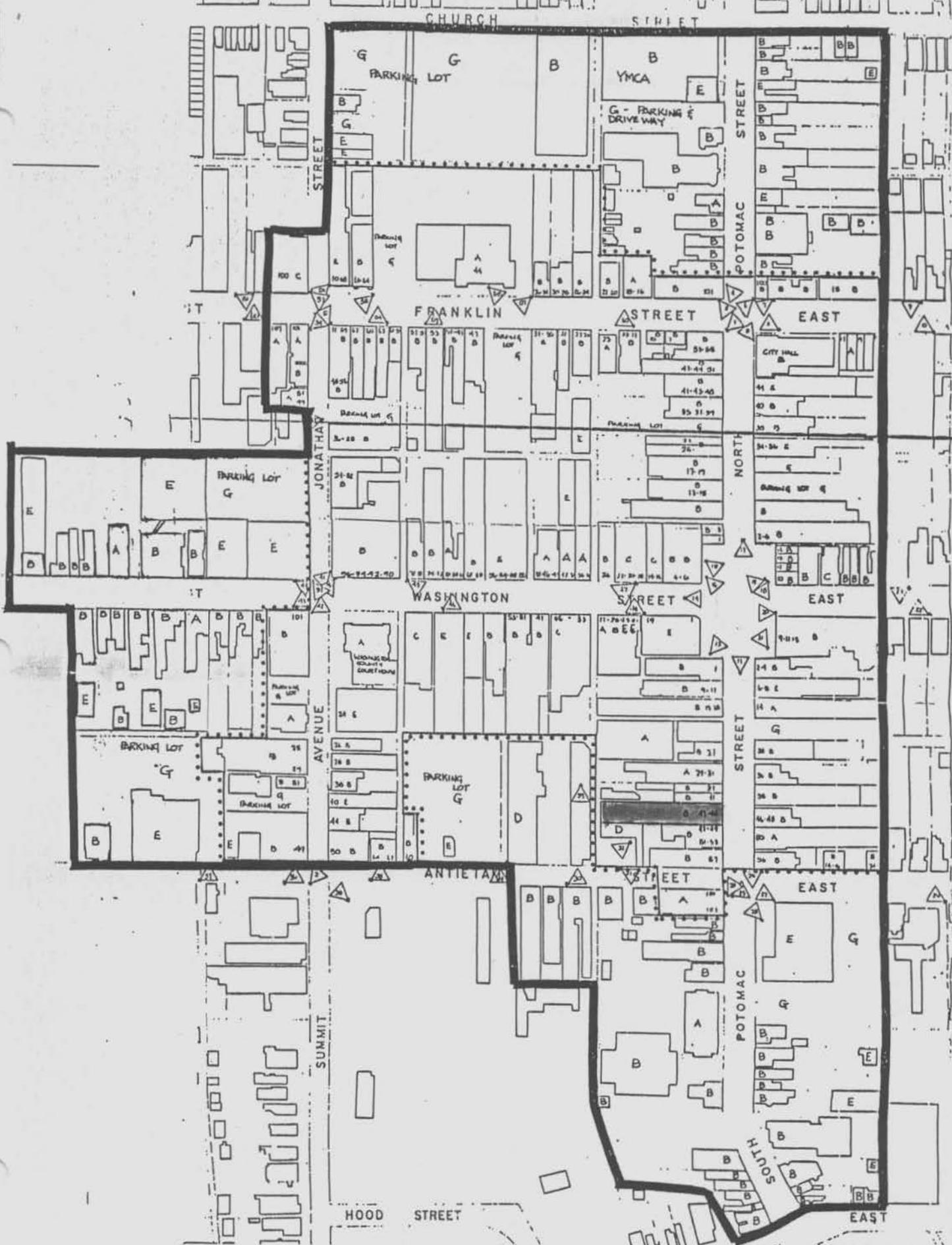


See attachments:

NPS Comments:

Date

NPS Reviewer



DOWNTOWN HISTORIC DISTRICT

- KEY**
- BOUNDARY, DOWNTOWN COMMERCIAL CORE NATIONAL REGISTER DISTRICT
 - BOUNDARY, DOWNTOWN LOCAL HISTORIC DISTRICT

WA-HAG-72

WA-HAG-72



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NATIONAL PARK SERVICE
Washington D.C. 20240

WA-HAG-72

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Hager Hotel Property Building A

Address of property: 45 South Potomac Street

City Hagerstown County Washington State Maryland Zip Code 21740

Name of historic district in which property is located: Hagerstown Commercial Core Historical District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Basement - Restaurant, 1st floor - retail, floors 2 thru 4 - hotel. Circa 1910
Masonry with wood bay windows, metal railings and masonry quions at corners. (See back)

3. Statement of Significance:

(use reverse side if necessary)

Building is typical of buildings of this era in downtown area of Hagerstown.
Located in newly established historic district.

Date of construction (if known): 1910 + Original site Moved Date of alterations (if known): 1940 thru 1960

4. Name and Mailing Address of Owner:

Name James and Connie Nakopulos

Street 114 East Magnolia Street

City Hagerstown State Maryland Zip Code 21740

Telephone number (during day): Area Code (301) 739-1534

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Connie Nakopulos Date 2/2/83

Social Security Number or Taxpayer Identification Number 219443176

For office use only

The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

Alterations to store front at first floor made 1940-1960 era. Fire escape added to rear in 1955. Brick arch at rear filled in 1960 +. Arched masonry windows at side and rear facade. Floor plan at floors 2 thru 4 is a double loaded corridor with rooms either side. Two front to rear stores and ground floor. Interior architectural features are minimal on interior, but include window framing and some railing work at existing stair. The building is in bad condition and is in process of being condemned for hotel occupancy for failure to meet life safety requirements.

WA-HAG-72

TO BE COMPLETED BY SHPO OFFICE.

If request is for CERTIFICATION OF SIGNIFICANCE or DE-CERTIFICATION, complete 1, 3 and 4. If request is for PRELIMINARY DETERMINATION, complete 2, 3 and 4.

DETAILED HCRS REVIEW REQUESTED

PRECEDENT SETTING DECISION FOR SHPO

Name of Property: Hager Hotel Street Address: 45 South Potomac Street
 City: Hagerstown County: Washington State: Maryland
 Name of Historic District: Hagerstown Commercial Core

National Register
 Certified State/Local
 Not yet listed/certified

_____ date completed information received by SHPO

_____ date of this transmittal to HCRS

1 TO BE COMPLETED FOR STRUCTURES LOCATED WITHIN REGISTERED HISTORIC DISTRICTS

Please check one of (a), (b), or (c) according to which of the Secretary's "Standards for Evaluating Structures within Registered Historic Districts" applies.

(a) The structure contributes to the historic significance of this district in the following categories checked:

location design setting
 materials workmanship feeling & association

The district is characterized as follows: (1 or 2 sentences)

The district is characterized by densely packed commercial buildings of varying heights, design influences, and materials which reflect the growth of the town from about the 1870s to about 1930.

Explain briefly the application of Standard (a) in terms of the particular characteristics of this structure which are relevant to the qualities of this district: (1 or 2 sentences)

Architecturally, this building is characteristic of the type of commercial building being constructed in downtown Hagerstown in the first decade and a half of the 20th century. Historically, the building is associated, as a hotel, with the town's role as a commercial and transportation center in western Maryland.

(b) _____ The structure does not contribute to the historic significance of this district because _____ it detracts from the sense of time & place & historic development and/or _____ the integrity of original design or individual architectural features or spaces have been lost and/or _____ it cannot reasonably be returned to a state of utility through rehabilitation.

The district is characterized as follows: (1 or 2 sentences)

Explain briefly the application of Standard (b). Optional: Attach structural report to support recommendation of de-certification.

(c) _____ The structure, being less than 50 years old, is evaluated by Standard (c). _____ A strong justification for certification is given, or the historic attributes of the district are less than 50 years old, or _____ the structure should not be certified.

According to Standard (c), briefly explain why the structure should or should not be considered eligible for certification in terms of the particular characteristics of this structure which are relevant to the qualities of this district. Include a brief characterization of the district.

TO BE COMPLETED FOR PRELIMINARY DETERMINATION THAT STRUCTURE IS A POTENTIAL CERTIFIED HISTORIC STRUCTURE.

WA-HAG-72

Nomination status of property (Please check one)

- Nomination has already been submitted to State review board and, if passed by them, property will be nominated within next six months.
- Nomination is expected to be submitted to State review board within the next year.
- Nomination process is expected to be completed within thirty months.
- Property is located in a local historic district for which adequate documentation for certification purposes has been received.

Evaluation of property (Please complete either A or B)

A Complete this section if property is a structure which is individually eligible.

1. This property meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Statement of the significance of the structure:

B Complete this section if property is located within a district which is a potential Registered Historic District.

1. This district meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Brief description and statement of the significance of the district:

3. This structure appears to contribute to the significance of said district for the following reasons:

3 The following information is enclosed:

- photos of facades and streetscape
- photos of interiors if significant
- signed, completed application form
- map locating structure within historic district boundaries
- additional SHPO comments on attached sheet

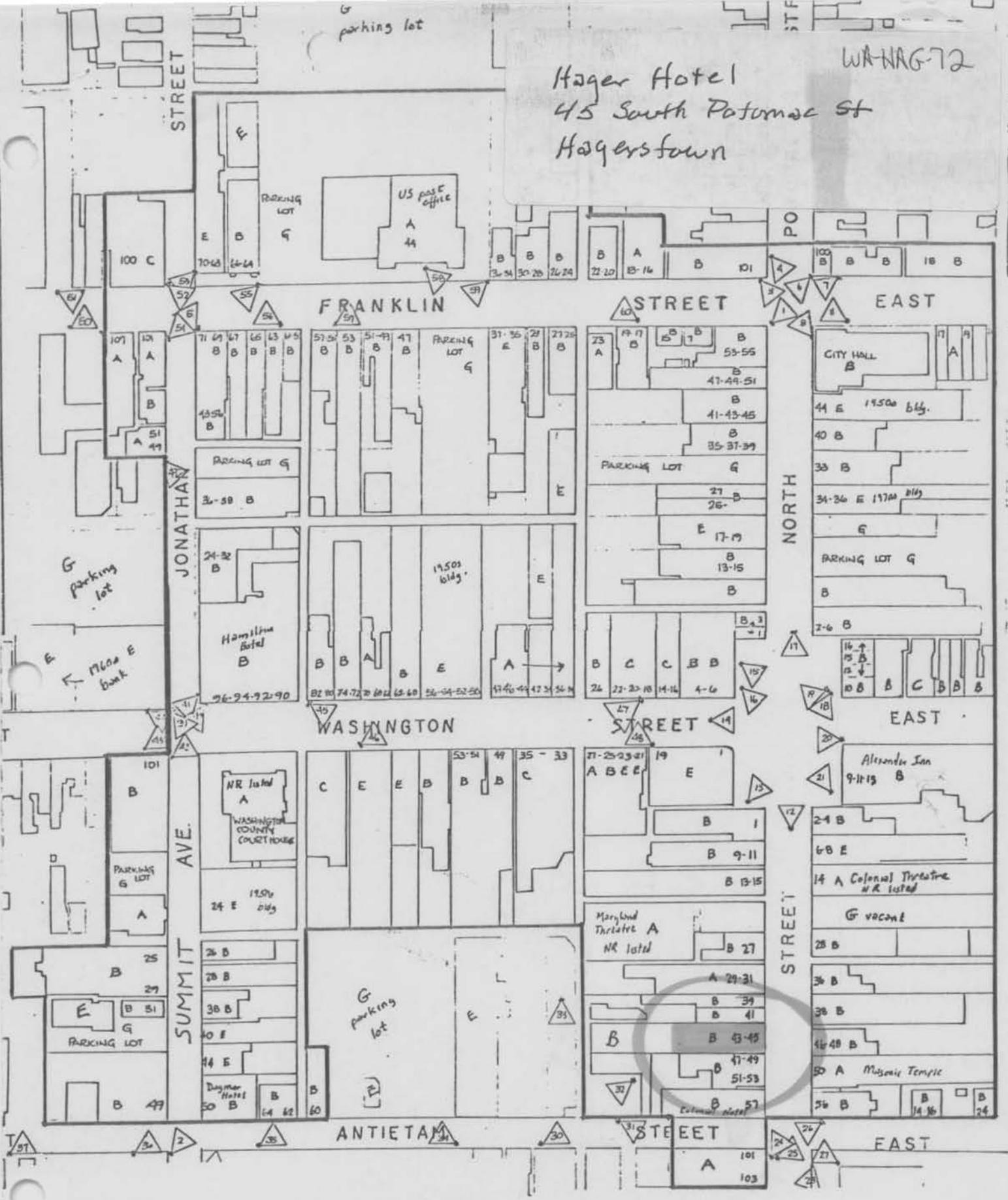
4 This application has been reviewed by a professionally qualified architectural historian, historian or architect on the State staff.

R. Andrews 1 March 83
 Signature of Reviewer Date

WA-NAG-72

Hager Hotel
45 South Patomac St
Hagerstown

parking lot



each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commerical Core Historic District
Hagerstown, Washington County, Maryland
entered into National Register 17 Jan. 1983

NATIONAL PARK SERVICE
Washington D.C. 20240

WA-HAG-72

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Warehouse Building D

Address of property: Rear of 45 South Potomac Street

City Hagerstown County Washington State Maryland Zip Code 21740

Name of historic district in which property is located: Hagerstown Commercial Core Historical District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

Typical 1900 + three story brick warehouse. Wood, double-hung windows (arched).
Wood facade at first floor west elevation added 1960's (See back)

3. Statement of Significance:

(use reverse side if necessary)

Typical of outbuildings/warehouses of inner blocks of Hagerstown downtown area of this era.

Date of construction (if known): 1900 + Original site Moved Date of alterations (if known): 1960's

4. Name and Mailing Address of Owner:

Name James and Connie Nakopoulos

Street 114 East Magnolia Street

City Hagerstown State Maryland Zip Code 21740

Telephone number (during day): Area Code (301) 739-1534

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature *Connie Nakopoulos* Date 2/2/83

Social Security Number or Taxpayer Identification Number 219443176

For office use only

The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

WA-HAG-72

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

(Physical appearance continued)

All floors open; Heavy timber framing; Interior break walls. Old open type freight elevator. Interior loading dock on ground floor. Rough stairs. Significant details: Windows and window openings, wall material, heavy timber construction, interior masonry walls.

Continuation Sheet Historic Preservation Certification Application - Part 1

TO BE COMPLETED BY SHPO OFFICE.

WA-HAG-72

If request is for CERTIFICATION OF SIGNIFICANCE or DE-CERTIFICATION, complete [1], [3] and [4].
If request is for PRELIMINARY DETERMINATION, complete [2], [3] and [4].

DETAILED HORS REVIEW REQUESTED

PRECEDENT SETTING DECISION FOR SHPO

Name of Property: Warehouse Street Address: ^{rear of} 45 South Potomac Street
City: Hagerstown County: Washington State: Maryland
Name of Historic District: Hagerstown Commercial Core

National Register
 Certified State/Local
 Not yet listed/certified

_____ date completed information received by SHPO _____ date of this transmittal to HCRS

1 TO BE COMPLETED FOR STRUCTURES LOCATED WITHIN REGISTERED HISTORIC DISTRICTS

Please check one of (a), (b), or (c) according to which of the Secretary's "Standards for Evaluating Structures within Registered Historic Districts" applies.

- (a) The structure contributes to the historic significance of this district in the following categories checked:
 location design setting
 materials workmanship feeling & association
 The district is characterized as follows: (1 or 2 sentences)

The district is characterized by densely packed commercial buildings of varying heights, design influences, and materials which reflect the growth of the town from about the 1800s to about 1930.

Explain briefly the application of Standard (a) in terms of the particular characteristics of this structure which are relevant to the qualities of this district: (1 or 2 sentences)

This building is characteristic of the auxiliary structures found along the alleyways of the district. Few examples remain, particularly with such a high degree of integrity.

- (b) _____ The structure does not contribute to the historic significance of this district because _____ it detracts from the sense of time & place & historic development and/or _____ the integrity of original design or individual architectural features or spaces have been lost and/or _____ it cannot reasonably be returned to a state of utility through rehabilitation.

The district is characterized as follows: (1 or 2 sentences)

Explain briefly the application of Standard (b). Optional: Attach structural report to support recommendation of de-certification.

- (c) _____ The structure, being less than 50 years old, is evaluated by Standard (c). _____ A strong justification for certification is given, or the historic attributes of the district are less than 50 years old, or _____ the structure should not be certified.

According to Standard (c), briefly explain why the structure should or should not be considered eligible for certification in terms of the particular characteristics of this structure which are relevant to the qualities of this district. Include a brief characterization of the district.

TO BE COMPLETED FOR PRELIMINARY DETERMINATION THAT STRUCTURE IS A POTENTIAL CERTIFIED HISTORIC STRUCTURE.

WA-NAG-72

Nomination status of property (Please check one)

- Nomination has already been submitted to State review board and, if passed by them, property will be nominated within next six months.
- Nomination is expected to be submitted to State review board within the next year.
- Nomination process is expected to be completed within thirty months.
- Property is located in a local historic district for which adequate documentation for certification purposes has been received.

Evaluation of property (Please complete either A or B)

A Complete this section if property is a structure which is individually eligible.

1. This property meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Statement of the significance of the structure: _____

B Complete this section if property is located within a district which is a potential Registered Historic District.

1. This district meets the following National Register Criteria for Evaluation:
 A B C D; Exceptions _____
2. Brief description and statement of the significance of the district: _____

3. This structure appears to contribute to the significance of said district for the following reasons: _____

3

The following information is enclosed:

- photos of facades and streetscape
- photos of interiors if significant
- signed, completed application form
- map locating structure within historic district boundaries
- additional SHPO comments on attached sheet

4

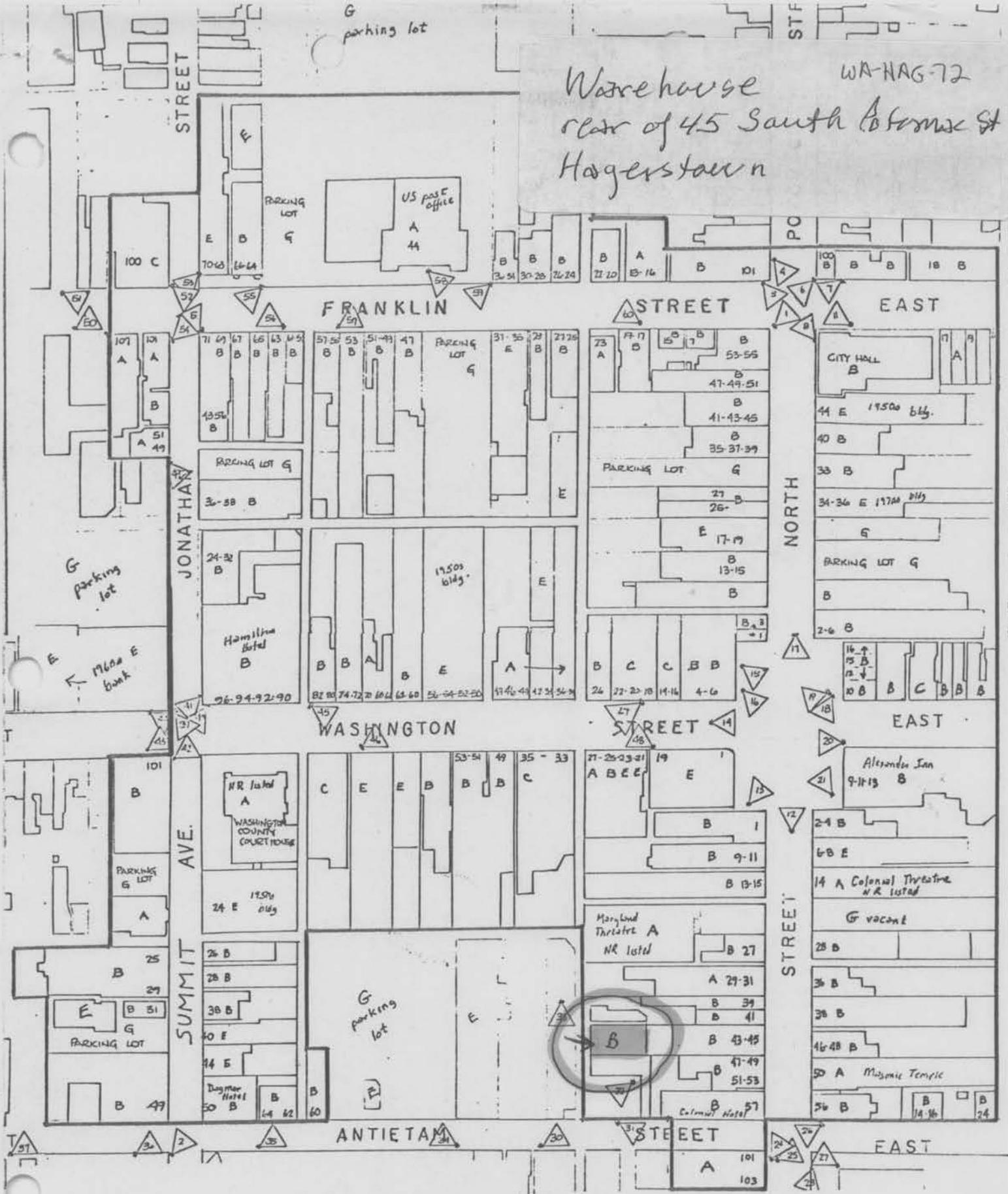
This application has been reviewed by a professionally qualified architectural historian, historian or architect on the State staff.

R. Andrews 1 March 83
Signature of Reviewer Date

G parking lot

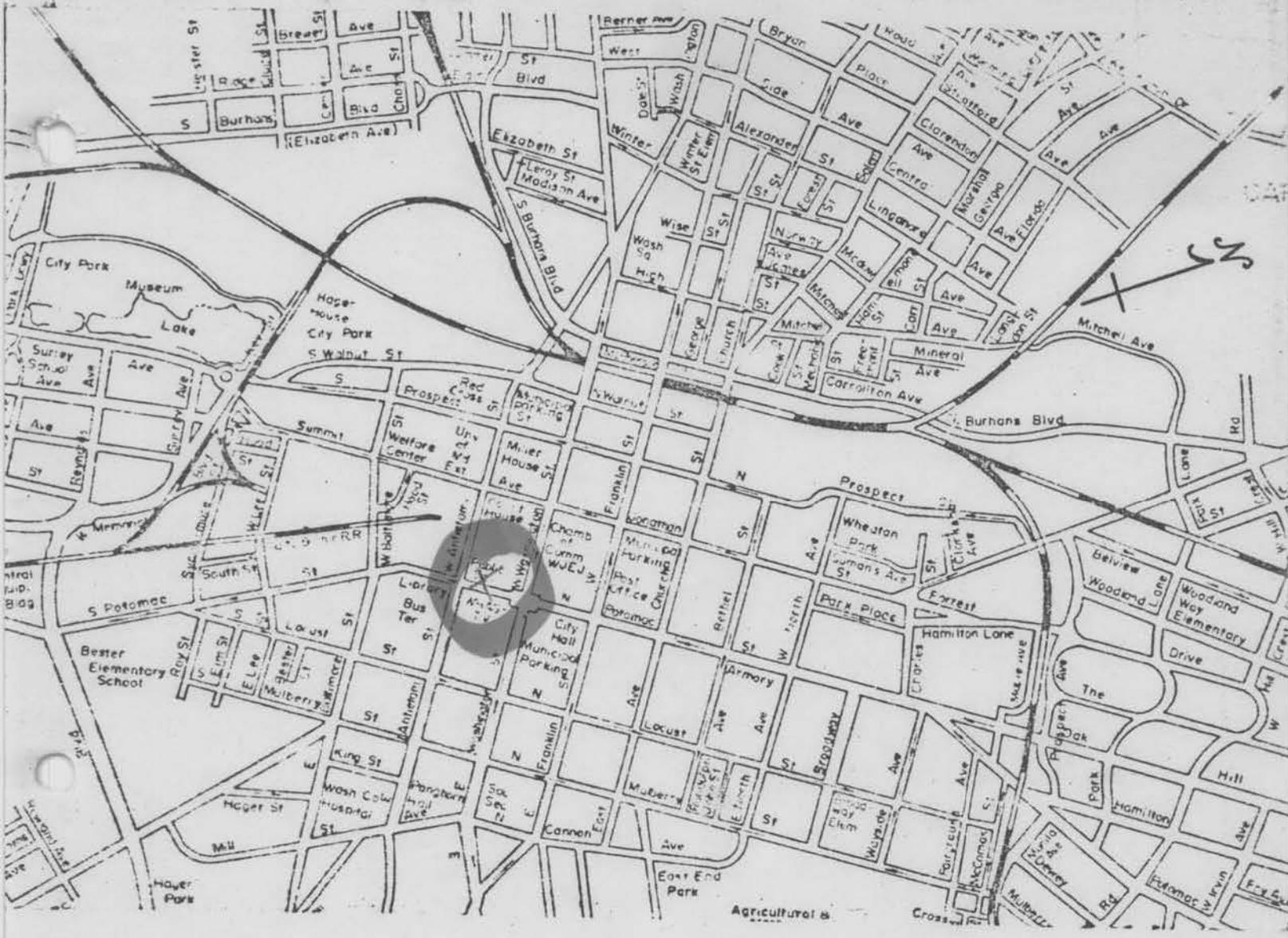
Warehouse
rear of 45 South Adams St
Hagerstown

WA-HAG-72



each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commercial Core Historic District
Hagerstown, Washington County, Maryland
entered into National Register 17 Jan. 1983



SITE: Hager Hotel
 43-45 South Potomac Street
 Hagerstown
 Washington County, Maryland

map: City of Hagerstown,
Washington County, Md.
 City Engineering Dept.
 July, 1970
 scale 1"=1200'



WA-HAG-72

Hager Hotel

43-45 South Potomac St

Hagerstown

Washington Co., Md.

NE view

July, 1975

35mm wide angle lens

RONALD L. ANDREWS



1ST FL RETAIL BLOG A
LOOKING EAST.

#15

FEB 1983

Hager Hotel

paper & equipment used
to produce this picture

Kodak

FEB 1983

paper & equipment used
to produce this picture

Kodak

FEB 1983

paper & equipment used
to produce this picture

Kodak



STAIR 1ST TO 2ND FL.
BLDG A

#17

Kodak

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to produce this picture

Kodak

paper & equipment used
to produce this picture

Kodak

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to produce this picture

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paper
to pro

Hager Hotel

FEB 1983

FEB 1983

FEB 1983

FEB



NOTICE
MAGAZINE SERVICE
U.S. LIBRARY
[Small illegible text follows]

HOUSE

1ST FL. RETAIL BLDG. A
LOOKING EAST

#13

FEB

FEB 1983

FEB 1983

Hayer Hotel

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paper &

Kodak

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paper & equipment used

Kodak

to produce
paper & equipment used

Kodak



1ST FL RETAIL BLDG A
LOOKING WEST

#14

FEB

FEB 1983

FEB 1983

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paper

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paper & equipment used

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paper & equipment used

Ko

Kodak

Kodak



BATH

BATH

Coca-Cola

400

TYPICAL UPPER FLOOR
BLDG A
LOOKING WEST

FE

FEB 1983

FEB 1983

Hager Hotel

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BLOG A
TYP. FLOOR
LOOKING EAST

#18

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Hoyer Hotel

FEB 1983

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FEB 1983



TYPICAL WINDOW
UPPER FLOOR
BLDG A

FEB 1983

FEB 1983

FEB 1983

#19

Hoyer Hotel

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Kodak



1ST FL. WAREHOUSE
BLDG D.

#6

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Kodak



BLOG P - WAREHOUSE
3RD FLOOR

#7

FEB 1983

FEB 1983

FEB 1983

FEB 1983

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1825420502

POLAROID

LOOKING EAST TOWARD
WEST ELEVATION OF #4
WAREHOUSE



45

41

37

BLDGS A (ON LEFT), B & C

LOOKING WEST

#1



REAR ELEVATION OF BLOCS A & B & C LOOKING EAST

2



EAST & NORTH ELEVATIONS OF BLOG D

LOOKING WEST

#3